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Central PA Office Lease

759 Hamilton Street, Carlisle, PA 17013

Cumberland County

New mixed use office and retail project at gateway into Carlisle. Two 30,000 SF office buildings and a 7,500 SF free standing retail/restaurant building. Potential for retail on the first floors of the office buildings.



Contact Information

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Availability Information

Sq Ft Available	60,000 SF
Min Contiguous SF	2,500 SF
Max Contiguous SF	30,000 SF
Rooms & Sizes	See attached floor plans

Building Information

Total Bldg Sq Ft	60,000 SF
Construction	Masonry and glass
Basement	No
Elevator	One per building
No. Of Floors	Three
Ceiling Height	11' - first floor; 9' - second and third floor

Sprinklers	Yes
Roof	Rubber
Walls	Drywall
Floor Type	Concrete
Lighting	LED
Business ID Sign	Yes

Land Information

Tax Parcel #	06-20-1800-073
Acres	3.020 AC
Sq. Ft.	131,551.2 SF
Frontage	768.78' on Hamilton Street
Dimensions	Irregular
Parking	5/1,000 RSF
Additional Info	Property in process of obtaining Act 2 Release from PADEP.

Utilities & Zoning Information

Water	Public
Sewer	Public
Zoning	UM - Urban Mixed Use District; permits offices, financial institution, research and development, retail, etc.

Office Buildout Details

Total Size	60,000 SF
Rooms & Sizes/Lots	See attached floor plan

Leasing Information

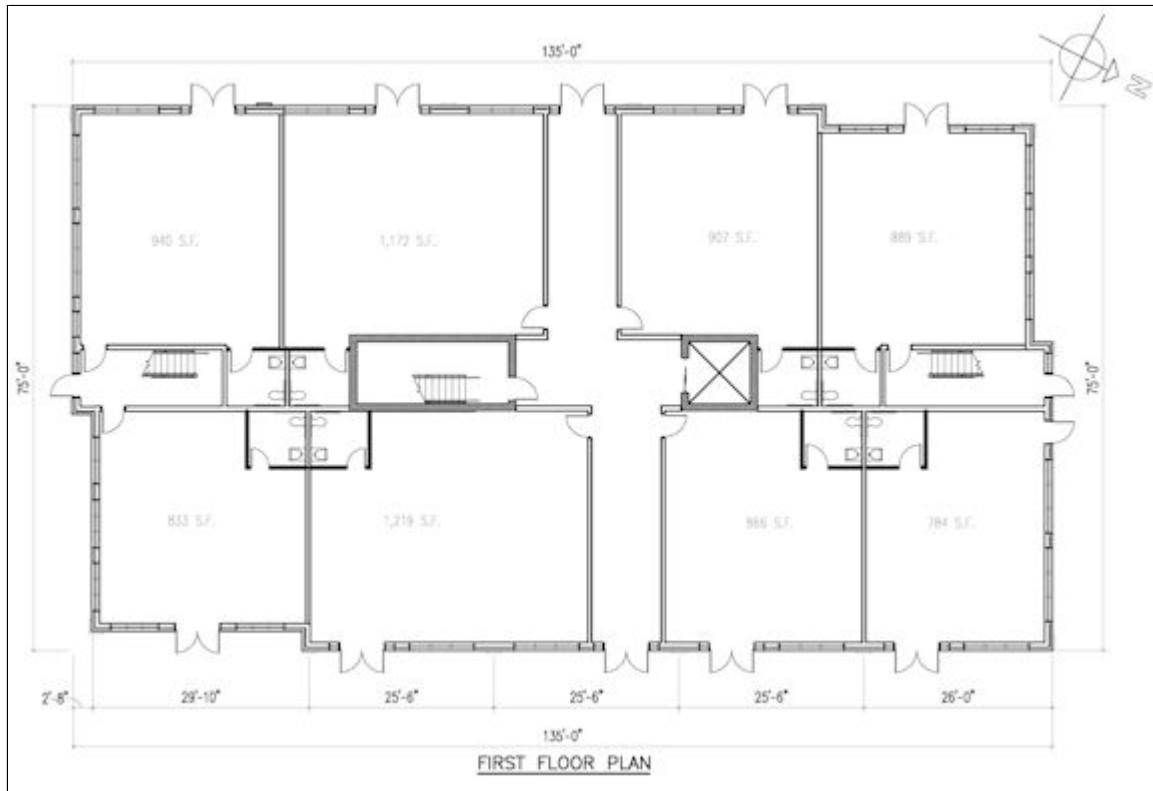
Price per SF	\$21.00
Monthly Payments	Depends on amount of space leased
Annual Rent	Depends on amount of space leased
Real Estate Taxes	To be determined
Insurance	To be determined
Finish Allowance	\$50.00/SF
Lease Term	10 years
Options	Negotiable
Escalation	To be determined
Security Deposit	Yes
CAM	To be determined

Landlord/Tenant Service Responsibilities	Heat: Tenant	Taxes: Tenant
	Trash Removal: Tenant	Electric: Tenant
	Insurance: Tenant	Janitorial: Tenant
	Air Conditioning: Tenant	Structural Repairs: Landlord
	HVAC Repairs: Tenant	Parking Lot Maint: Tenant
	Interior Repairs: Tenant	Light bulbs: Tenant
	Water & Sewer: Tenant	Plumbing Repairs: Tenant
	Supplies: Tenant	Roof Repairs: Landlord

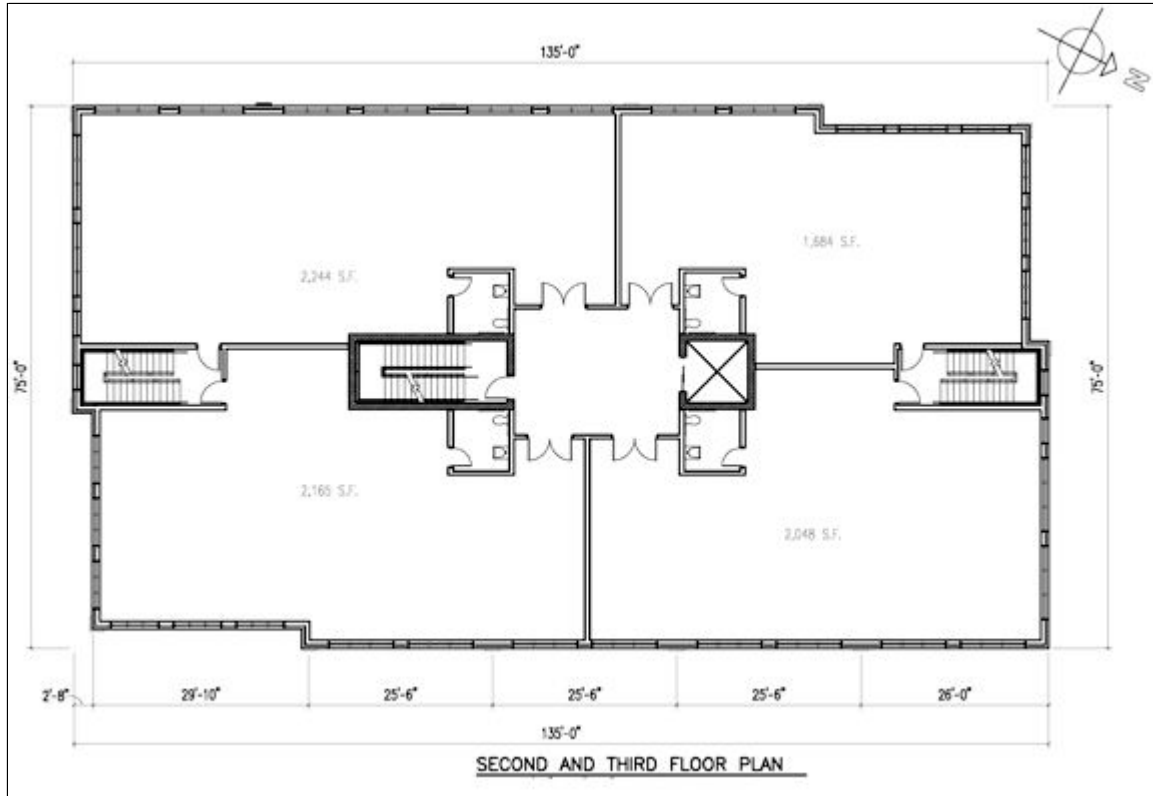
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Additional Images

Plan 1: First Floor Plan



Plan 2: Second and Third Floor Plan



Plan 3: Site Plan



Location Map

